

99 Russell Drive, Christchurch, BH23 3TW

Asking Price **£375,000**



Bedrooms



Living



Bathroom



Garage



EST
1992

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SOUGHT-AFTER LOCATION...WELL-PRESENTED... NO CHAIN

SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA, THIS WELL-PRESENTED THREE-BEDROOM HOUSE BENEFITS FROM A GARAGE AND NO CHAIN.

Nestled in the much sought-after Stanpit area of Christchurch, Russell Drive offers the ideal combination of peaceful residential living with excellent local amenities, schooling and transport links.

The property is well positioned for the abundance of good quality schools nearby. Mudeford Community Infants' School (approximately 470 yards) and Mudeford Junior School (about 0.6 miles) and the Grange School (secondary & sixth form) is just over half a mile away. Christchurch Railway Station is under a mile away, giving good rail access. Bus routes also serve the area, connecting to Christchurch town centre and onwards to Bournemouth & Poole. For air travel, Bournemouth Airport is just a few miles to the northwest.

An entrance hall leads to a convenient ground-floor WC and opens into the generous lounge/diner, a bright, open space perfect for relaxing or entertaining. The modern kitchen sits just off the living space, offering a practical layout with a range of eye and base level units along with space for appliances.

Upstairs you'll find three well-proportioned bedrooms and a neatly presented family bathroom completes the first floor.

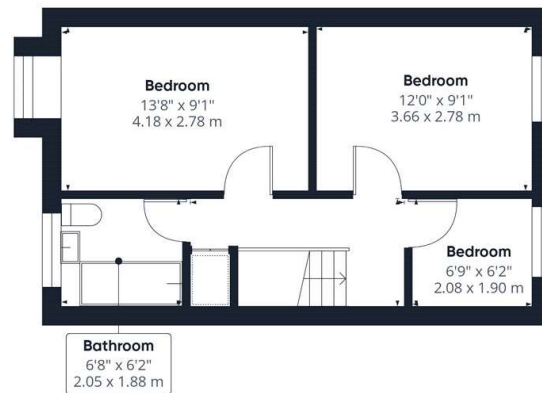
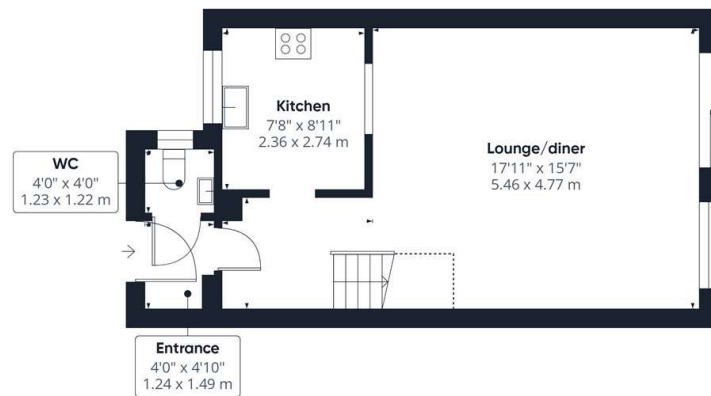
Outside the property benefits from a generous rear garden. From the garden a door provides access to the garage which has power & light.

Tenure: Freehold
Council Tax Band: D



KEY POINTS

- SOUGHT AFTER LOCATION
- GARAGE
- NO CHAIN
- WELL PRESENTED
- END OF TERRACE
- THREE BEDROOMS

Approximate total area⁽¹⁾

803 ft²
74.6 m²

Reduced headroom

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

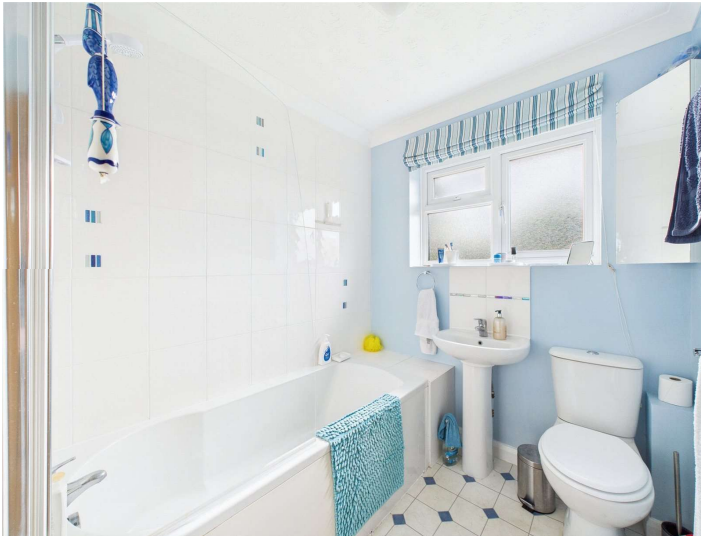
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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